



**For Sale** on Market

# \$760,000

Call 7133771022 Today!

## 1863 AUDUBON POND WAY, ALLEN, TX 75013

**4 BEDS, 4 FULL BATH(S)**

Backyard Bliss Meets Upscale Elegance in the Preserve! Nestled on a premium greenbelt lot in one of Allen's most sought-after communities, this stunning 4-bedroom, 4-bath Ashton-built home offers the rare combination of privacy, luxury, and top-tier schools in acclaimed Allen ISD. Backing to a lush creek and wooded greenbelt, this home delivers peaceful, tree-framed views from nearly every room—your very own nature retreat. A charming gated courtyard welcomes you into a thoughtfully designed layout with wood floors, tall ceilings, and upgraded finishes throughout. The heart of the home is the gourmet kitchen featuring an oversized island, walk-in pantry, convection oven, wine fridge, and upper-lower cabinet lighting—perfect for everyday living or entertaining. The elegant formal dining room includes a built-in bar. The first-floor primary suite is a true retreat with serene backyard views, a spa-inspired bath with soaking tub, oversized shower, and a large walk-in closet. A second downstairs suite is ideal for guests or a home office. This thoughtfully designed home features four generously sized bedrooms and four full bathrooms, including three bedrooms and three baths located on the main level for added convenience and functionality. Upstairs offers a spacious game room, private guest suite, and an oversized walk-in attic for storage. Step outside to the extended covered patio with pavers and enjoy your private sanctuary—surrounded by nature, birdsong, and a gently flowing creek. Additional features include a mud room, large utility with built-ins, epoxy garage floors, and

### GENERAL DESCRIPTION

- Subdivision:** Preserve
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 4 Full
- Stories:** 1.5
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2012
- Building Sqft:** 2,967 /
- Lotsize:** 5,532 / ASSESSOR
- Maintenance Fee:** \$495 / Quarterly
- MLS# / Area:** NTREIS-21242962



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring      7133771022

1863 Audubon Pond Way, Allen, TX 75013 **Listing Broker**  
 Visit <https://www.har.com/NTREIS-21242962> for more information **Lovejoy Homes Realty, LLC.**